









NPE

Estate Agents Lettings
Valuers Mortgages
Financial Services

For Sale

44 Alan Avenue, Failsworth - EPC: D £249,950







61 Ashton Road East, Failsworth, Manchester, M35 9PW
T: 0161 682 1001 | sales@npestates.co.uk | www.npestates.co.uk

Energy performance certificate (EPC)

44 Alan Avenue Failsworth MANCHESTER M35 0PS	Energy rating **D**	Valid until:	28 July 2036
		Certificate number:	2089-3064-9203-8676-9200

Property type	Semi-detached house
Total floor area	85 square metres

Rules on letting this property

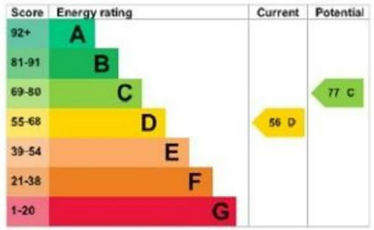
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Visit our web site www.npestates.co.uk
or email your enquiries to sales@npestates.co.uk

****CHAIN FREE****VERY POPULAR LOCATION****LARGER THAN AVERAGE****2 RECEPTION ROOMS****LOTS OF POTENTIAL****LARGE GARDEN TO REAR****NOT OVERLOOKED TO THE REAR****IDEAL FOR THE FAMILY****We offer for sale this larger than average 3 bed semi detached property located in a popular location of Failsworth. The property is uPVC double glazed and briefly comprises: Spacious entrance hallway, lounge, dining room, kitchen, 3 good sized bedrooms, family bathroom and a seperate WC. Externally, the property benefits from being garden fronted with driveway and has a large garden to the rear which isn't overlooked. Early viewing is highly recommended.

Spacious Entrance Hallway
Stairs off. Electric heater.

Lounge
14'7x11'11 (4.45mx3.63m)
Double doors to dining room.

Dining Room
9'4x9'11 (2.84mx3.02m)
Electric heater.

Kitchen
12'2x8'7 (3.71mx2.62m)
Fitted sink with double drainer. Fitted wall units. Part wall tiled. Plumbed for washer. Access to attached garage. Walk-in larder.

1st Floor Landing
Electric heater. Loft access. Loft part boarded for storage.

Bedroom 1
15'0x10'5 (4.57mx3.18m)
Front aspect. Fitted wardrobes.

Bedroom 2
9'5x9'11 (2.87mx3.02m)
Rear aspect.

Bedroom 3
8'11x7'10 (2.72mx2.39m)
Front aspect.

Bathroom
2 piece white suite with shower to bath. Part wall tiled.

Seperate WC
Part wall tiled.

External
Garden to front with driveway and attached garage to the side. Large garden to the rear which isn't overlooked.

Tenure & Council Tax
We have been advised that the property is Freehold. The Council Tax is in Band C with Oldham Council.

Warning Notice: NP Estates for themselves and the vendors, whose agents they are, give notice that these details have been prepared in good faith. No checks of any services have been made (water, electrical, gas or drains), heating appliances or any mechanical or electrical equipment. Measurements are normally taken by 'Sonic Tape' and therefore can only be an approximation. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement and no warranty is given by NP Estates, their employees, agents or the vendor. The property is offered subject to contract and may be withdrawn at any time.